

086.0

0002

0003.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONTotal Card / Total Parcel
896,600 / 896,600

APPRaised:

896,600 / 896,600

USE VALUE:

896,600 / 896,600

ASSESSED:

896,600 / 896,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
104		MADISON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WALKLET JUDITH C / TRUSTEE
Owner 2:	WALKLET REALTY TRUST
Owner 3:	

Street 1: 104 MADISON AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: WALKLET JUDITH C & JOHN J III -

Owner 2: -

Street 1: 104 MADISON AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 7,500 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1976, having primarily Wood Shingle Exterior and 1910 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7500		Sq. Ft.	Site		0	70.	0.86	6									451,500						451,500	

IN PROCESS APPRAISAL SUMMARY

Legal Description							User Acct
							54381
							GIS Ref
							GIS Ref
							Insp Date
							07/12/18

PREVIOUS ASSESSMENT								Parcel ID	086.0-0002-0003.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	444,400	700	7,500.	451,500	896,600	896,600	Year End Roll	12/18/2019
2019	101	FV	366,600	800	7,500.	445,100	812,500	812,500	Year End Roll	1/3/2019
2018	101	FV	316,100	800	7,500.	341,900	658,800	658,800	Year End Roll	12/20/2017
2017	101	FV	316,100	800	7,500.	322,500	639,400	639,400	Year End Roll	1/3/2017
2016	101	FV	316,100	800	7,500.	296,700	613,600	613,600	Year End	1/4/2016
2015	101	FV	295,200	800	7,500.	277,400	573,400	573,400	Year End Roll	12/11/2014
2014	101	FV	295,200	800	7,500.	255,400	551,400	551,400	Year End Roll	12/16/2013
2013	101	FV	295,200	800	7,500.	255,400	551,400	551,400		12/13/2012

SALES INFORMATION		TAX DISTRICT		PAT ACCT.	
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price
WALKLET JUDITH	74182-142	1	2/25/2020	Convenience	99 No No
ALTMAN GREGORY	71644-22		9/20/2018		1,100,000 No No
ALTMAN GREGORY	63067-549		12/16/2013	Convenience	1 No No
ABBOTT FREELAND	54237-428		2/1/2010	Change>Sale	380,000 No No
ABBOTT FREELAND	44191-73		11/30/2004	Family	1 No No
	14440-137		10/1/1981		82,000 No No Y

BUILDING PERMITS												ACTIVITY INFORMATION												
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name												
10/17/2018	1517	Redo Bas	51,300	O					7/12/2018	MEAS&NOTICE	PH	Patrick H												
4/5/2010	250	Addition	261,273					REDO 2 BATH & KIT	10/28/2010	Info Fm Plan	BR	B Rossignol												
6/9/1999	326	Manual	2,200					REROOF	10/26/2009	Info By Phon	BR	B Rossignol												
									12/2/2008	Meas/Inspect	189	PATRIOT												
									1/19/2000	Mailer Sent														
									1/19/2000	Meas/Inspect	263	PATRIOT												
									8/6/1993		EK													

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____

_____

USER DEFINED

Prior Id # 1: 54381

Prior Id # 2:

Prior Id # 3:

Date Time

12/10/20 21:41:45

PRINT

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

mmcmakin

7012

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

EXTERIOR INFORMATION						BATH FEATURES						COMMENTS						SKETCH									
Type:	5 - Cape		Full Bath:	1	Rating:	Very Good					OF=SINK IN BMT & XTRA SINK IN MBTH.																
Sty Ht:	1T - 1 & 3/4 Sty		A Bath:	Rating:																							
(Liv) Units:	1	Total:	1	3/4 Bath:	1	Rating:	Very Good																				
Foundation:	1 - Concrete		A 3QBth:	Rating:																							
Frame:	1 - Wood		1/2 Bath:	1	Rating:	Very Good																					
Prime Wall:	1 - Wood Shingle		A HBth:	Rating:																							
Sec Wall:			OthrFix:	2	Rating:	Good																					
Roof Struct:	1 - Gable		OTHER FEATURES																								
Roof Cover:	1 - Asphalt Shgl		Kits:	1	Rating:	Very Good																					
Color:	BEIGE		A Kits:	Rating:																							
View / Desir:			Fpl:	1	Rating:	Average																					
GENERAL INFORMATION						WSFlue:	Rating:																				
Grade:	C+ - Average (+)		CONDOS INFORMATION																								
Year Blt:	1976	Eff Yr Blt:	2010	Location:																							
Alt LUC:			Total Units:																								
Jurisdct:	G12		Floor:																								
Const Mod:			% Own:																								
Lump Sum Adj:			Name:																								
INTERIOR INFORMATION						DEPRECIATION						REMODELING						RES BREAKDOWN									
Avg Ht/FL:	STD		Phys Cond:	VG - Very Good	0.8 %	Exterior:						No Unit	RMS	BRS	FL												
Prim Int Wall:	1 - Drywall		Functional:						1	6	3	M															
Sec Int Wall:			Economic:																								
Partition:	T - Typical		Special:																								
Prim Floors:	3 - Hardwood		Override:																								
Sec Floors:			Total:	0.8 %																							
Bsmnt Flr:	12 - Concrete		CALC SUMMARY						COMPARABLE SALES																		
Subfloor:			Basic \$ / SQ:	105.00	Rate	Parcel ID	Typ	Date	Sale Price																		
Bsmnt Gar:			Size Adj.:	1.19973826																							
Electric:	3 - Typical		Const Adj.:	0.99989998																							
Insulation:	2 - Typical		Adj \$ / SQ:	125.960																							
Int vs Ext:	S		Other Features:	110920																							
Heat Fuel:	1 - Oil		Grade Factor:	1.10																							
Heat Type:	3 - Forced H/W		NBHD Inf:	1.00000000																							
# Heat Sys:	1	% Heated:	100	NBHD Mod:																							
% Sprinkled:			LUC Factor:	1.00	WtAv\$/SQ:	AvRate:					Ind.Val																
Solar HW:	Yes	Central Vac:	NO	Adj Total:	447984																						
% Com Wall:			Depreciation:	3584	Juris. Factor:	1.00	Before Depr:					138.56															
			Deprecated Total:	444400	Special Features:	0	Val/Su Net:					128.14															
					Final Total:	444400	Val/Su SzAd:					232.67															
MOBILE HOME						Make:			Model:			Serial #:			Year:			Color:									
SPEC FEATURES/YARD ITEMS						PARCEL ID 086.0-0002-0003.0												IMAGE									
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value										
A2	WOOD SHD	D	Y	1	12X12	A	AV	1980	7.39	T	31.2	101			700		700										
More: N	Total Yard Items:	700		Total Special Features:					Total:	700		AssessPro Patriot Properties, Inc															